



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA January 9, 2020

David J. Blackstead Meeting Room 4:00 p.m. City-County Office Building

Item No.

Page No.

MINUTES

1. Consider approval of the minutes of the November 14, 2019 regular meeting of the Renaissance Zone Authority.

REGULAR AGENDA

Requests for Renaissance Zone and/or Downtown Design Review approval

2. PUBLIC HEARING: Lander Group West Project

- Renaissance Zone | RZ2019-005 09
- Downtown Design Review | DDR2019-010..... 09

Staff recommendation: Approve ☐ approve ☐ continue ☐ table ☐ deny

3. PUBLIC HEARING: Lander Group East Project

- Renaissance Zone | RZ2019-006 27
- Downtown Design Review | DDR2019-011 27

Staff recommendation: Approve ☐ approve ☐ continue ☐ table ☐ deny

OTHER BUSINESS

4. Information Session from City Attorney
5. Election of Chair and Vice-Chair for 2020
6. Report from the City Staff



7. Report from the Downtowners

ADJOURNMENT

8. **Adjourn.** The next regular meeting is scheduled for **February 13, 2020.**

Enclosure: • *Renaissance Zone Project Status Spreadsheet*

BISMARCK RENAISSANCE ZONE AUTHORITY PUBLIC HEARING PROCEDURE AND PROTOCOL

All public hearings before the Bismarck Renaissance Zone Authority will follow the same basic format. This outline has been prepared to help you understand the procedure and protocol.

1. The Chair of the Renaissance Zone Authority will introduce the item on the agenda and ask staff to present the staff report.
2. The Planner assigned to this request will present the staff report on the item. The presentation will be an overview of the written staff report included in the agenda packet, which is posted on the City's website by the end of the day on the Friday before the meeting.
3. The members of the Renaissance Zone Authority may ask staff questions about the request itself or staff's recommendation, but they will not discuss the request prior to obtaining input from the public.
4. The applicant or his or her designated agent is usually given the courtesy of speaking first to outline the proposal and/or clarify any information presented by staff. The applicant may speak at this time or wait until others have spoken.
5. The Chair of the Renaissance Zone Authority will then open the public hearing on the request and ask if anyone would like to speak to the Authority.
6. The public hearing is then opened to the public to voice their support, opposition or to ask questions about the proposal. Please write your name and address on the sign-in sheet, speak clearly, state both your first and last names and your address, then your comments. Your comments as well as any materials distributed to the Renaissance Zone Authority at this time will be made part of the public record. If you would prefer to provide written materials to staff at the beginning of the meeting, we will distribute the materials to the Authority for you.
7. Please be respectful of the Renaissance Zone Authority members, staff and others speaking on the request. Personal attacks against the applicant or others, clapping/cheering or booing speakers is not acceptable. Staff and the applicant will only respond to questions from the Renaissance Zone Authority, not questions directly from those speaking at the public hearing.
8. Everyone who wishes to speak will be given a chance to speak; however, at larger public hearings, the Chair may ask speakers to limit their time to five minutes, not repeat previous testimony/comments and only speak once. Members of the Renaissance Zone Authority may ask questions of those speaking, but may also listen and deliberate after the hearing is closed.
9. After everyone in the audience wishing to speak has given his or her comments, the Chair will close the public hearing portion of the agenda item. No additional comments from the public are allowed after the hearing has been closed. At this point, the Chair will ask staff if they have any additional information or final comments.
10. The Renaissance Zone Authority members will then discuss the proposal. They may ask staff or the applicant additional questions or for clarification of items stated during the public hearing. At the conclusion of the discussion, the Authority will make its recommendation or decision.

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
November 14, 2019**

The Bismarck Renaissance Zone Authority met on November 14, 2019 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chair Christianson presided.

Authority members present were Jim Christianson, Joe Fink, Dustin Gawrylow, George Keiser, Todd Van Orman and Greg Zenker.

Technical Advisors Steph Smith and Bruce Whittey were present.

Staff members present were Sandra Bogaczyk (Office Assistant), Jannelle Combs (City Attorney), Allison Jensen (City Assessor), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager) and Daniel Nairn (Planner).

Guests present were Madison Cermak (The Downtowners), Dawn Kopp (The Downtowners), Alex Haecker (AWH Architects), and Pete Nelson, Mike Schuett and Tom Schuett (The Schuett Companies, Inc.).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the October 10, 2019 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Fink to approve the minutes of the October 10, 2019 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

AMENDMENTS TO RENAISSANCE ZONE DEVELOPMENT PLAN

Mr. Nairn stated that staff recommends amending the Renaissance Zone Development Plan since City Commission did not approve a single-family residential Renaissance Zone project. Mr. Nairn gave an overview of the changes proposed by the Renaissance Zone sub-committee which met to discuss the Development Plan on November 4, 2019. Mr. Nairn detailed the proposed changes as outlined in the draft Development Plan included in the agenda.

There was considerable conversation about keeping, eliminating or increasing the minimum investment criteria for single-family residential Renaissance Zone projects.

Some Authority members had concerns about the point where tax relief might exceed investment. Mr. Nairn stated that the post-improvement assessed value would not be known at the time of applying. Mr. Fink summarized the argument by stating that a return on investment should be expected but that it is also important to invest in order to remove urban blight.

Mr. Keiser stated that Authority members could consider adding the text that tax exemption may not exceed investment. Mr. Fink stated that it is doubtful that the City would see a dollar for dollar return.

Chair Christianson opened the public hearing.

There being no comments, Chair Christianson closed the public hearing.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Zenker to approve the amendment to the Development Plan to raise the minimum investment for single-family Renaissance Zone projects from \$15 per square foot to \$25 per square foot. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Gawrylow to approve the Development Plan as amended. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – PATTERSON PLACE LIMITED PARTNERSHIP THE SCHUETT COMPANIES, INC. – REHABILITATION – 420 EAST MAIN AVENUE

Mr. Nairn gave an overview of the staff report and stated that the applicant, The Schuett Companies, Inc., is requesting Downtown Design Review approval for the rehabilitation of the Patterson Place apartments at 420 East Main Avenue. Mr. Nairn stated that, in addition to appearing for Downtown Design Review, the applicant is requesting an extension of the window for Renaissance Zone project closure from June 20, 2019 to December 31, 2020. Mr. Nairn stated that the applicant is also requesting an Historic Preservation Tax Credit through the State Historical Society and the National Park Service.

Mr. Nairn stated that the owners would not change the use of the building and would rehabilitate an affordable housing apartment building with ground-floor communal uses using the basement space as a private event space and build a rooftop terrace for residents only.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 420 East Main Avenue, as presented in all submitted documents and materials, waiving the prohibition of rooftop signs in Section 4-04-09(4) (Specific Provisions for Downtown/Prohibited Signs) with the following conditions:

1. An encroachment agreement is obtained for the installation of the basement stairwell in the public right-of-way.
2. The design specifications for railings in the adopted 2019 Downtown Streetscape Standards are applied to the basement stairwell railing.
3. Any revisions to the project made at the request of the State Historic Preservation Officer or the National Park Service pursuant to historic preservation certification shall be communicated to City staff, but otherwise deemed an acceptable amendment to the approved design.
4. Any substantive revisions to the approved design not referenced in the third condition must be reconsidered by the Downtown Design Review Committee prior to implementation.

Chair Christianson welcomed and thanked the applicant and his company and architect for proceeding with the project.

Mr. Tom Schuett thanked Authority members for supporting the project and stated that he is excited by the plans to restore the building to its historical significance while updating the building and stated that construction should start in February or March to restore the event space in the lower level.

Mr. Haecker stated that AWH Architects is excited to be on the project and specialize in historically-minded restoration and described various aspects of the construction work to be completed, including interior space reconfiguration, exterior masonry repair or restoration, cladding and tuck-pointing, creating a roof deck for residents, building a new elevator, replacing windows, installing insulation and a high-efficiency heating system.

Ms. Smith asked for clarification of the drawings provided in regards to the street-level storefronts. Mr. Haecker stated that storefronts are severely deteriorated and they are proposing to keep the same size and proportions, but restore them.

Chair Christianson asked what are the plans with the Lillian's of Bismarck entrance. Mr. Haecker stated that they will be changing the entrance to Lillian's back to its historical entrance. He stated that the proposed exterior stairwell would be installed in its original location.

Ms. Smith asked if the transom windows are going to be different designs. Mr. Haecker stated that he will be using the original pattern to refurbish the transom windows and the transom over Lilian's is more utilitarian in design and added that some of the original windows are still in the basement.

Mr. Keiser stated concern about the metal siding weathering well, and Chair Christianson asked how it might handle a hail storm. Mr. Haecker showed Authority members the product and stated that it is a stainless steel product with a robust profile and will not fade significantly over 50 years. Ms. Smith stated that she thought the product looked resilient.

Mr. Whittey asked if the awnings are going to be removed. Mr. Schuett stated that they propose to remove them.

Chair Christianson asked how they will treat the corner entrance. Mr. Schuett stated that they will relight the entrance and keep the overhang on the corner door and relight it with a similar marquee lighting.

Mr. Haecker stated that they are proposing to reinstall the rooftop signs as they were on the original building facing East Main Avenue and North 5th Street.

Ms. Smith asked if the applicant will be returning to the Downtown Design Review Committee to propose signage. Mr. Nairn stated that the sign application must come back for approval of a sign permit, and the Downtown Design Review Committee could address any waiver at that time.

MOTION: A motion was made by Mr. Van Orman and seconded by Mr. Zenker to approve the design of the rehabilitation at 420 East Main Avenue, as presented in all submitted documents and materials, with the following conditions:

1. An encroachment agreement is obtained for the installation of the basement stairwell in the public right-of-way.
2. The design specifications for railings in the adopted 2019 Downtown Streetscape Standards are applied to the basement stairwell railing.
3. Any revisions to the project made at the request of the State Historic Preservation Officer or the National Park Service pursuant to historic preservation certification shall be communicated to City staff, but otherwise deemed an acceptable amendment to the approved design.

4. Any substantive revisions to the approved design not referenced in the third condition must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Zenker to approve the request to extend the deadline to complete construction and for final verification of the Renaissance Zone project at 420 East Main Avenue until, December 31, 2020. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS

Chair Christianson continued discussion of the remaining items for the next meeting.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:52 p.m. to meet again on December 12, 2019.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 2
January 9, 2020

Application for: Renaissance Zone
Downtown Design Review

TRAKiT Project ID: RZ2019-005
DDR2019-010

Project Summary

Title:	Lander Group West Project
Project Type:	New Construction
Status:	Renaissance Zone Authority
Applicant(s)	Lander Group
Owner(s):	506 Properties, LLC Boutrous Group, LLP
Project Description:	Construction of four five-plex multi-family buildings, with three carriage house units above garages.



Street Address: 112-120 East Avenue A and
506-510 North 2nd Street

Legal Description: Lots 4-6, Block 16, Northern
Pacific Addition

RZ Block # 1

Project Information

Parcel Size (square feet):	22,390	Building Floor Area (square feet):	21,404	Certificate of Good Standing:	Pending
Assessed Building Value:	\$289,100 (4 existing buildings)	Proposed Investment:	\$2,560,000	Estimated Value with Investment:	3,000,000
2019 Property Taxes:	\$5,735 (5 parcels)	Estimated Property Tax Benefit:	\$160,000 over 5 years	Estimated Income Tax Benefit:	N/A



View of site from south-east corner of East Avenue A

Staff Analysis

The Lander Group is requesting approval of a New Construction Renaissance Zone project at 112-120 East Avenue A and 506-510 North 2nd Street. The applicant is proposing to construct four new multifamily residential structures. Each structure would be a 5-plex on three stories, and three of the structures would also contain an additional carriage house unit. In total, there would be 23 residential units on the site.

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The five existing parcels will be combined into one lot, and four residential buildings would be demolished in preparation for construction. The single-family house on the lot in the southwest corner was demolished in 2016.

Renaissance Zone

The project qualification criteria used to evaluate this project are included within the approved Renaissance Zone Development Plan.

This property is within the boundaries of the Renaissance Zone and has not been previously granted a Renaissance Zone tax exemption.

The request is made before start of construction, which is anticipated to begin by the end of March 2020 with expected occupancy by the end of March 2021.

New construction residential projects must include a minimum investment of at least \$100 per square foot of finished floor area. The applicant proposes to invest approximately \$120 per square foot in this property, which meets the minimum investment qualifications.

Downtown Design Review

The proposed design includes four separate residential buildings, although two of the structures are attached in the rear. Three additional carriage house apartment units would be constructed on the second floor above the garages. A total of 23 housing units would be constructed on the site.

This site is on the edge of the DF – Downtown Fringe zoning district, adjacent to residential uses to the north and west. Elements of the design help to create a transition between the more intensive downtown area and the residential districts. Each building employs a similar traditional residential design with front porches and balconies facing the public streets. Direct access to the street is provided by a front door from the ground floor units. This is consistent with the Downtown Design Review guideline: “New buildings should be compatible and complementary to the other existing buildings.” The design also helps to reinforce the pedestrian-orientation of the downtown area.

The setbacks from East Avenue A are similar to the remaining two single family homes on this side of the

block, approximately 7 feet from the property line which, in this case, is the top of the retaining walls. This is consistent with the guideline to maintain a “consistent street edge.” However, it is not consistent with ordinance requirements for the DF – Downtown Fringe zoning district. Most properties are exempt from front yard setbacks in this district, with the exception of properties adjacent to residentially-zoned properties. Therefore, this site is subject to a minimum setback of 15 feet and a maximum of 25 feet. Staff can recommend approval for Downtown Design Review, on the condition that a variance is obtained from the Board of Adjustment for front yard setbacks from both East Avenue A and North 2nd Street on this site.

Off-street parking would be provided on site. 11 garage spaces and 16 additional surface parking spaces would be available for residents in the rear of the property. The relegation of parking to the rear of the lot conforms to a design strategy of the 2017 Infill and Redevelopment Plan. Variances may also be necessary to meet minimum off-street parking requirements. This property is outside of the Downtown Parking District, which is exempt from all minimum parking requirements.

The parking areas would be accessed from two driveways from North 2nd Street. The north driveway would be shared with the building on Lot 3, Block 16 of Northern Pacific Addition, which is adjacent to this site to the north. Discussions have begun with this property owner, and an access easement over this shared drive would ultimately be required. The southern driveway would also be used to access the property directly to the west of this site, 110 East Avenue A, because the shared access driveway currently used by this property would be removed as part of this project. This property is under the same ownership.

The materials selected would evoke the residential character of the surrounding area. The product will be a smooth-finish wood-fiber lap siding from LP SmartSide. Anderson 100 series windows would be used. Product specs for the materials submitted by the applicant are attached to this report. The renderings submitted show predominantly white buildings, while the application narrative references lighter and darker siding. The applicant may consider utilizing two tones of

(continued)

coloring to offer contrast and emphasize certain building elements.

The applicant proposes landscaping in the front yards of the buildings, as well as planting street trees in the boulevards in accordance with city ordinance requirements.

Four single-family residential structures would be demolished in preparation for construction of this project. The demolition of the house on 120 East Avenue A occurred in 2016, as approved by the Downtown Design Review Committee. Each of these homes were built from 1910 through 1920. The homes are not within either the Cathedral Historic District or the Downtown Historic District, nor are they individually listed in the National Register of Historic Places.

Required Findings of Fact

Renaissance Zone

1. The proposed project is consistent with the goals and objectives of the City's Renaissance Zone Development Plan;
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program;
3. The subject property has not previously been designated a Renaissance Zone project of this type;
4. The project would meet all applicable building code and zoning requirements.

Downtown Design Review

1. The proposed design does not conform to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts, unless a variance is granted from the Board of Adjustment;
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies; and

3. The project would not meet all applicable building code and zoning requirements, unless a variance is granted from the Board of Adjustment.

Staff Recommendation

Based on the above findings, staff recommends approval of the New Construction Renaissance Zone project at 112-120 East Avenue A and 506-510 North 2nd Street for four multi-family residential buildings, as presented in all submitted documents and materials, as a 100% property tax exemption on the buildings for five years and an exemption from state tax on income derived from the location for five years.

Based on the above findings, staff recommends approval of the proposed design for four multi-family residential buildings at 112-120 East Avenue A and 506-510 North 2nd Street as presented in all submitted documents and materials, with the following conditions:

1. Any variances necessary from front yard setbacks are obtained from the Board of Adjustment prior to issuance of a building permit.
2. Any variances necessary from minimum off-street parking requirements are obtained from the Board of Adjustment prior to issuance of a building permit.
3. An access easement is obtained for use of a shared access with Lot 3, Block 16 of Northern Pacific Addition.
4. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

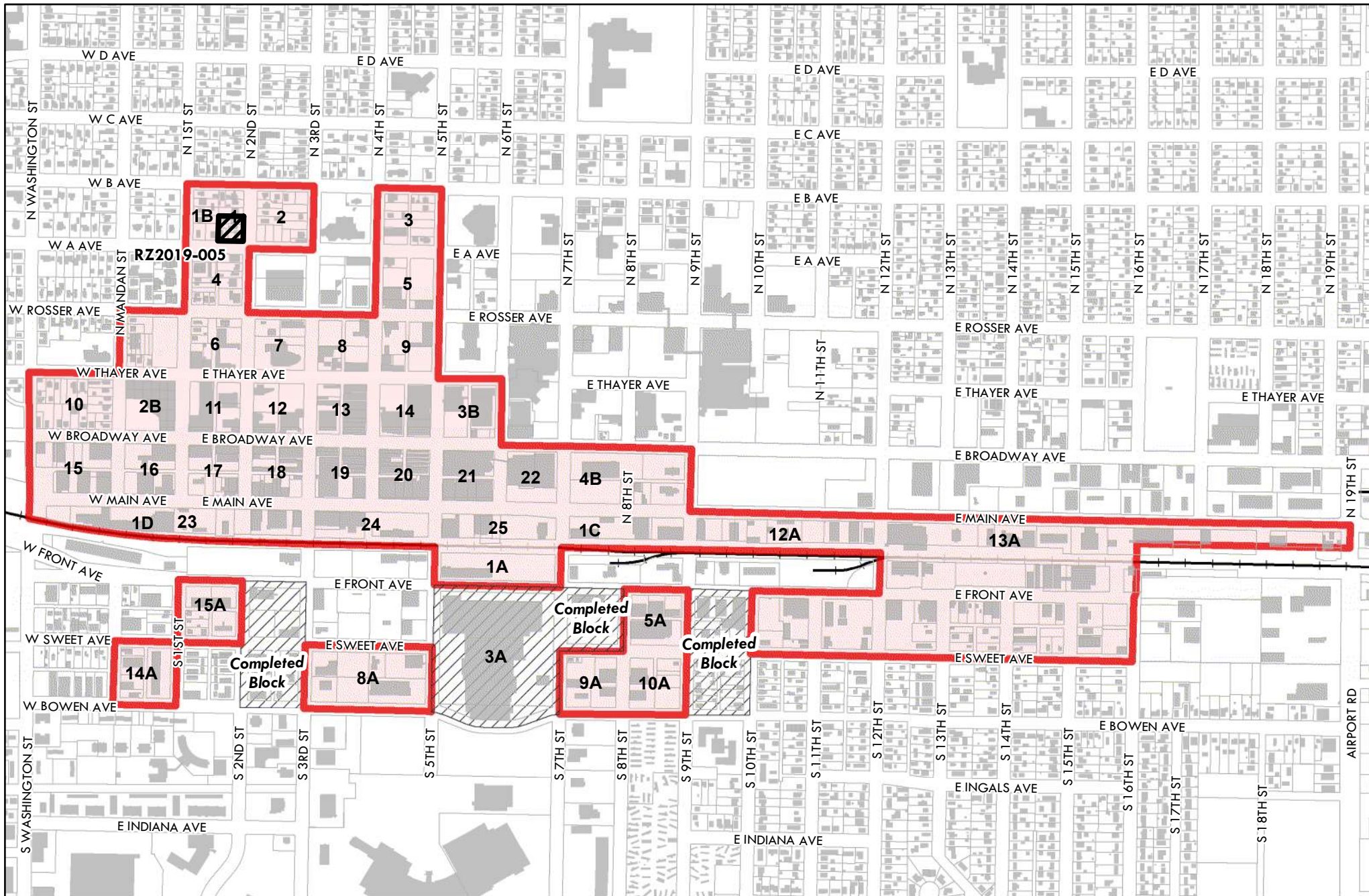
Attachments

1. Location map
2. Submitted site plan
3. Submitted renderings
4. Submitted material specifications

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Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Program - Project Location Map



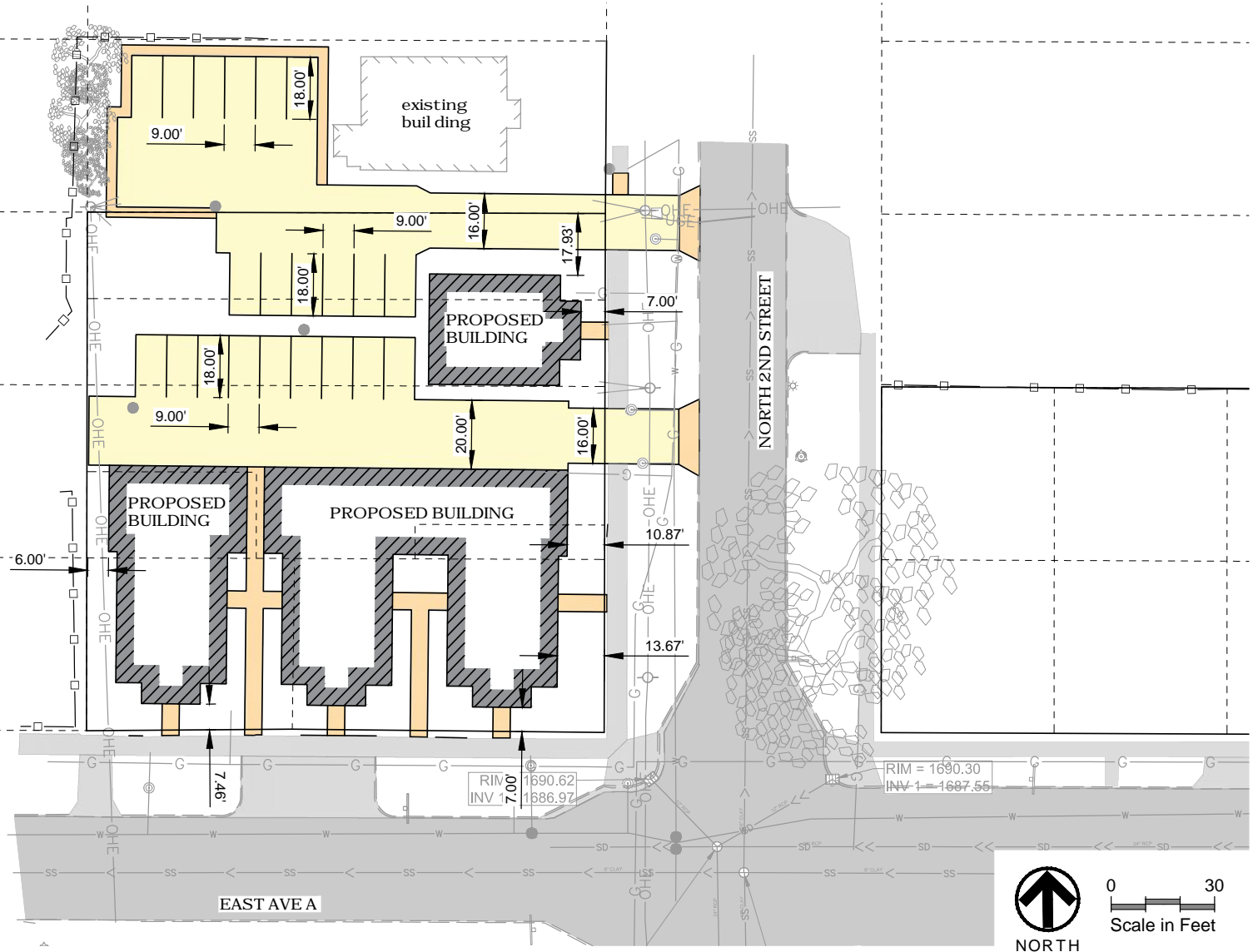
City of Bismarck
Community Development Department- Planning Division

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



December 17, 2019





BISMARCK HOUSING PROJECT
 EAPC
 BISMARCK, NORTH DAKOTA
 SITE PLAN - WEST



0 30
 Scale in Feet

DRAWING TYPE EXHIBIT	CHECKED / APPROVED MFH MAG	SHEET 2 2
PREPARED BY EJ	DATE DEC 2019	DRAWING EX2
PROJECT NUMBER 00190-2019-016		



6" Smooth - LP Siding
Rockport Gray approx. paint color

6" Smooth - LP Siding
Revere Pewter approx. paint color

Andersen Windows - 100 Series - White
LP Trim - White



E PERSPECTIVE

WEST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



S PERSPECTIVE

WEST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



SW PERSPECTIVE

WEST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



NW PERSPECTIVE

WEST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



From SE corner of Ave A



From SE corner of Ave A

WEST HOUSING SITE¹⁸ - AVENUE A

ADVANCED DURABILITY FOR LONGER LASTING BEAUTY.™



BEAUTY IN EVERY STYLE

Siding texture plays a big role in a home's curb appeal. That's why LP® SmartSide® Trim & Siding is available in traditional cedar and smooth finishes that are both built with engineered wood strand technology. So whether you're building a traditional craftsman or a modern masterpiece, you'll be able to deliver the same advanced durability and longer lasting beauty.



CEDAR TEXTURE LAP



SMOOTH FINISH LAP

SMOOTH FINISH LAP (FIBER)

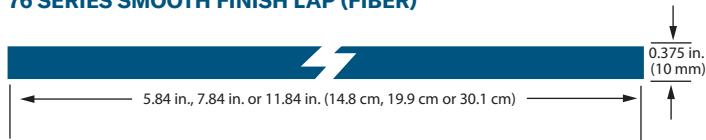
A TRADITIONAL, SUBTLE LOOK

- Traditional look that accentuates the architectural features of any home
- Smooth finish for a clean appearance
- Pre-primed for exceptional paint adhesion
- 16’ length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



Smooth finish

76 SERIES SMOOTH FINISH LAP (FIBER)



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
76 Series Smooth Finish Lap (fiber)	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.375 in. (10 mm)	25919	2 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.375 in. (10 mm)	25920	2 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.375 in. (10 mm)	25921	2 PSF

OUTLINE YOUR VISION

LP® SmartSide® Trim & Fascia are the finishing touch that's the first to get noticed. With its smooth finish or deep cedar-grain texture and variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide Trim is a must-have product for when you want your craftsmanship to stand out on any home, shed or light commercial building.



CEDAR TEXTURE TRIM



REVERSIBLE TRIM



**NEW SMOOTH FINISH
STRAND TRIM**



**THE SMART
ALTERNATIVE TO VINYL.**

STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.



See how Andersen created Fibrex material at andersenwindows.com/fibrex

ENERGY-EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.



COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel**.

On 100 Series products, **the finish is 12X thicker than that of painted vinyl windows**** resulting in superior scratch resistance so they'll look beautiful for years to come.

ADVANCED CRAFTSMANSHIP

100 Series products feature **virtually seamless corners** for a cleaner, more contemporary look.



100 Series sash corner seam



Vinyl sash corner seam

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner**. So it can add real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

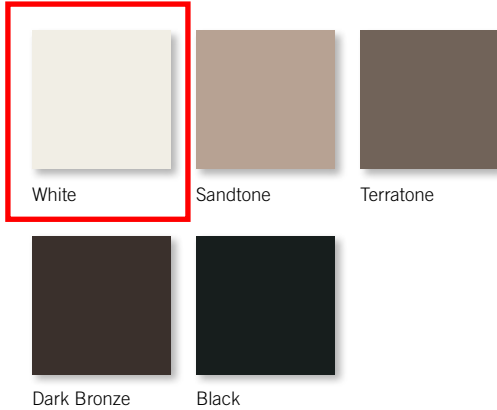
*Visit andersenwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products

COLOR OPTIONS

EXTERIOR COLORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows.



INTERIOR COLORS

100 Series windows and patio doors feature a premium matte finish inside for an attractive appearance.



HARDWARE OPTIONS

WINDOWS

Single-Hung & Gliding



Lock automatically engages when window is closed.
Hardware color matches the window's interior. Shown in white.

Optional Slim Line Metal Hardware



Antique Brass | Black | **Dark Bronze** | Sandtone | Satin Nickel | White

Casement & Awning



Antique Brass | Black | Dark Bronze | Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

PATIO DOORS

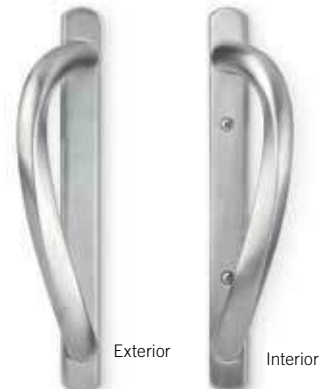
Tulsa Hardware



Exterior handle matches exterior door color. Shown in dark bronze.

Interior handle matches interior door color. Shown in white.

Optional Afton Hardware



Antique Brass | Bright Brass
Black | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security.
Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position.
Exterior keyed lock also available.

Bold names denotes finish shown.

Wireless open/close sensors are available. Visit andersenwindows.com/connect to learn more.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3

January 9, 2020

**Application for: Renaissance Zone
Downtown Design Review**

TRAKiT Project ID: RZ2019-006

DDR2019-011

Project Summary

<i>Title:</i>	Lander Group East Project
<i>Project Type:</i>	New Construction
<i>Status:</i>	Renaissance Zone Authority
<i>Applicant(s)</i>	Lander Group
<i>Owner(s):</i>	The Boutrous Group, LLP
<i>Project Description:</i>	Construct a new four-story multi-family residential building.



Street Address: 202-220 East Avenue A and
500 to 506 North 3rd Street

Legal Description: S ½ of Lot 4 and Lots 5-8,
Block 15, Northern Pacific
Addition.

RZ Block # 2

Project Information

<i>Parcel Size (square feet):</i>	34,306	<i>Building Floor Area (square feet):</i>	57,686	<i>Certificate of Good Standing:</i>	Pending
<i>Assessed Building Value:</i>	\$306,100 (2 existing buildings)	<i>Proposed Investment:</i>	\$9,150,000	<i>Estimated Value with Investment:</i>	9,500,000
<i>2019 Property Taxes:</i>	\$12,109 (7 parcels)	<i>Estimated Property Tax Benefit:</i>	\$500,000 over 5 years	<i>Estimated Income Tax Benefit:</i>	N/A



View of side from the southwest corner of Avenue A

Staff Analysis

The Lander Group is requesting approval of a New Construction Renaissance Zone project at 202-220 East Avenue A and 500-506 North 3rd Street. The applicant is proposing to construct a new 4-story multi-family residential building on the lot.

The seven existing parcels will be combined into one lot, and the two structures in the southeast portion of the site would be demolished. One existing structure is a

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vacant multi-family residential building, and the other is a retail space. The vacant spaces are currently used as a parking area for Sanford Health Century, under a temporary special use permit that expires on May 31, 2020.

Renaissance Zone

The project qualification criteria used to evaluate this project are included within the approved Renaissance Zone Development Plan.

This property is within the boundaries of the Renaissance Zone and has not been previously granted a Renaissance Zone tax exemption.

The request is made before start of construction, which is anticipated to begin by the end of March 2020 with expected occupancy by the end of March 2021.

New construction residential projects must include a minimum investment of at least \$100 per square foot of finished floor area. The applicant proposes to invest approximately \$159 per square foot in this property, which meets the minimum investment qualifications.

Downtown Design Review

The proposed multifamily building would be four-stories in height, with 67 total housing units on the site, a ground-floor parking area within the building, and a pedestrian plaza on the corner of East Avenue A and North 3rd Street. The housing unit count is subject to change, depending on final internal unit configurations.

The building would occupy the majority of the area of the site. The setbacks from North 2nd Street, East Avenue A, and North 3rd Street range from 13-17 feet. There is no maximum lot coverage or minimum setback requirements in the DF – Downtown Fringe zoning district. The maximum setback in this zoning district is 25 feet. Buildings are encouraged to be built to the property line, with no parking areas between the street and buildings. However, a short landscaped front yard, as proposed in this project, is appropriate for urban residential uses.

The building is more intensive in form than the residential units proposed by the same applicant to the east. This site is more appropriate for this scale of

development, because it is in the interior of the zoning district and not at the edge. Nevertheless, it should be recognized that the construction of the building may have an impact on the adjacent single and multi-family structures to the north, especially in terms of shading. Property owners in the vicinity are notified by mail of the public hearing.

Eight distinct ground-floor entrances would be provided with direct access to public streets. These entrances enhance the pedestrian-orientation of the site, and visually divide the otherwise large structure into several street-facing parts. The articulation of the building façade is also achieved through relief and varied materials and coloration.

The fourth-floor is inset from the rest of the building, and outdoor terraces would be provided for use by the residents.

The materials proposed by the applicant are a brick veneer on the majority of the street-facing façade. Two colors would be used, the traditional red “Ashton” color and a grey “Opus” color. The fourth-floor would be sided with 16” board and batten LP siding, oriented vertically. White stucco would also be employed as an accent material. Anderson windows 100 series would be used throughout in a dark bronze color. The north-side of the building, not facing a public right-of-way, would be sided with a grey concrete block along the ground-floor parking area, with the LP lap siding used on upper floors. The brick veneer siding would wrap around into the rear of the building as well, as depicted on the submitted renderings.

The ground-floor parking lot would be accessed from a driveway from North 2nd Street, which would be the only curb cut along the entire site. The parking would be lined by residential uses on both the East Avenue A and North 3rd Street sides, making it as inconspicuous as possible to the public. The project site is just outside of the Downtown Parking District, and therefore it is subject to minimum parking requirements in the ordinance. A variance would likely be required from the Board of Adjustment from said requirements.

Several elements contribute to the downtown design guideline of enhancing the pedestrian experience, including the aforementioned street-facing entrances

(continued)

and paucity of curb cuts. The project would also include a pedestrian plaza on the most prominent corner of the building, which would emphasize the walkability between this building and the downtown. The provision of small plazas and spaces is encouraged by both the Downtown Design Guidelines and the 2017 Infill and Redevelopment Plan.

The applicant proposes landscaping in the front yards of the buildings, as well as planting street trees in the boulevards in accordance with City ordinance requirements.

Two buildings would be demolished in preparation for the construction, a vacant multi-family residential building and a retail space. The buildings were constructed in 1934 and 1929, respectively. The buildings are not within either the Cathedral Historic District or the Downtown Historic District, nor are they individually listed in the National Register of Historic Places.

Required Findings of Fact

Renaissance Zone

1. The proposed project is consistent with the goals and objectives of the City's Renaissance Zone Development Plan;
2. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program;
3. The subject property has not previously been designated a Renaissance Zone project of this type;
4. The project would not meet all applicable building code and zoning requirements, unless a parking variance is granted from the Board of Adjustment.

Downtown Design Review

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown

Core and DF – Downtown Fringe zoning districts;

2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies; and
3. The project would not meet all applicable building code and zoning requirements, unless a parking variance is granted from the Board of Adjustment.

Staff Recommendation

Based on the above findings, staff recommends approval of the New Construction Renaissance Zone project at 202-220 East Avenue A and 500 to 506 North 3rd Street for a new four-story multifamily residential building, as presented in all submitted documents and materials, as a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years.

Based on the above findings, staff recommends approval of the proposed design for the new four-story multifamily residential building at 202-220 East Avenue A and 500 to 506 North 3rd Street as presented in all submitted documents and materials, with the following conditions:

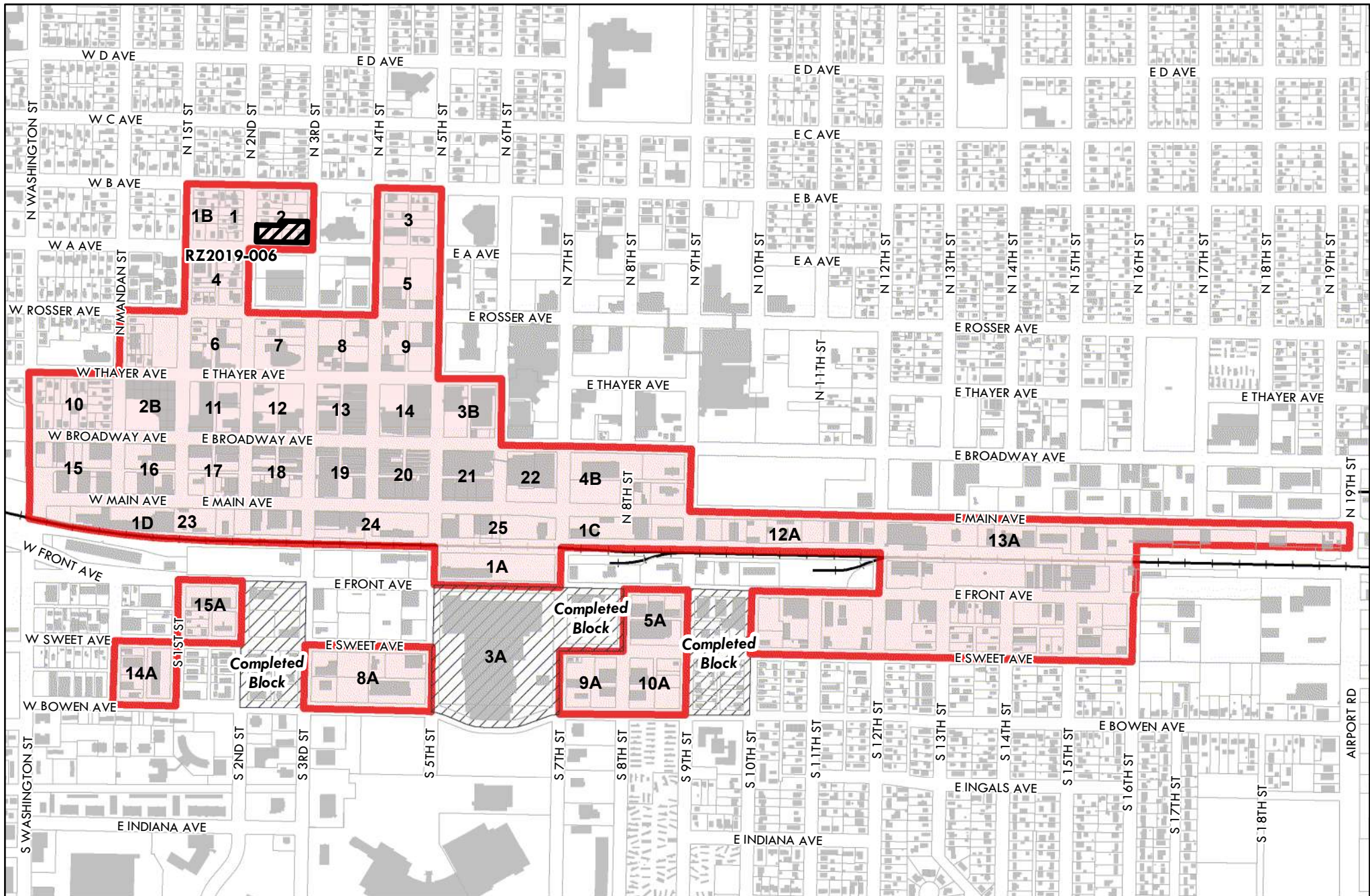
1. Any variances necessary from minimum off-street parking requirements are obtained from the Board of Adjustment prior to issuance of a building permit.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location map
2. Submitted site plan
3. Submitted renderings
4. Submitted material specifications

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

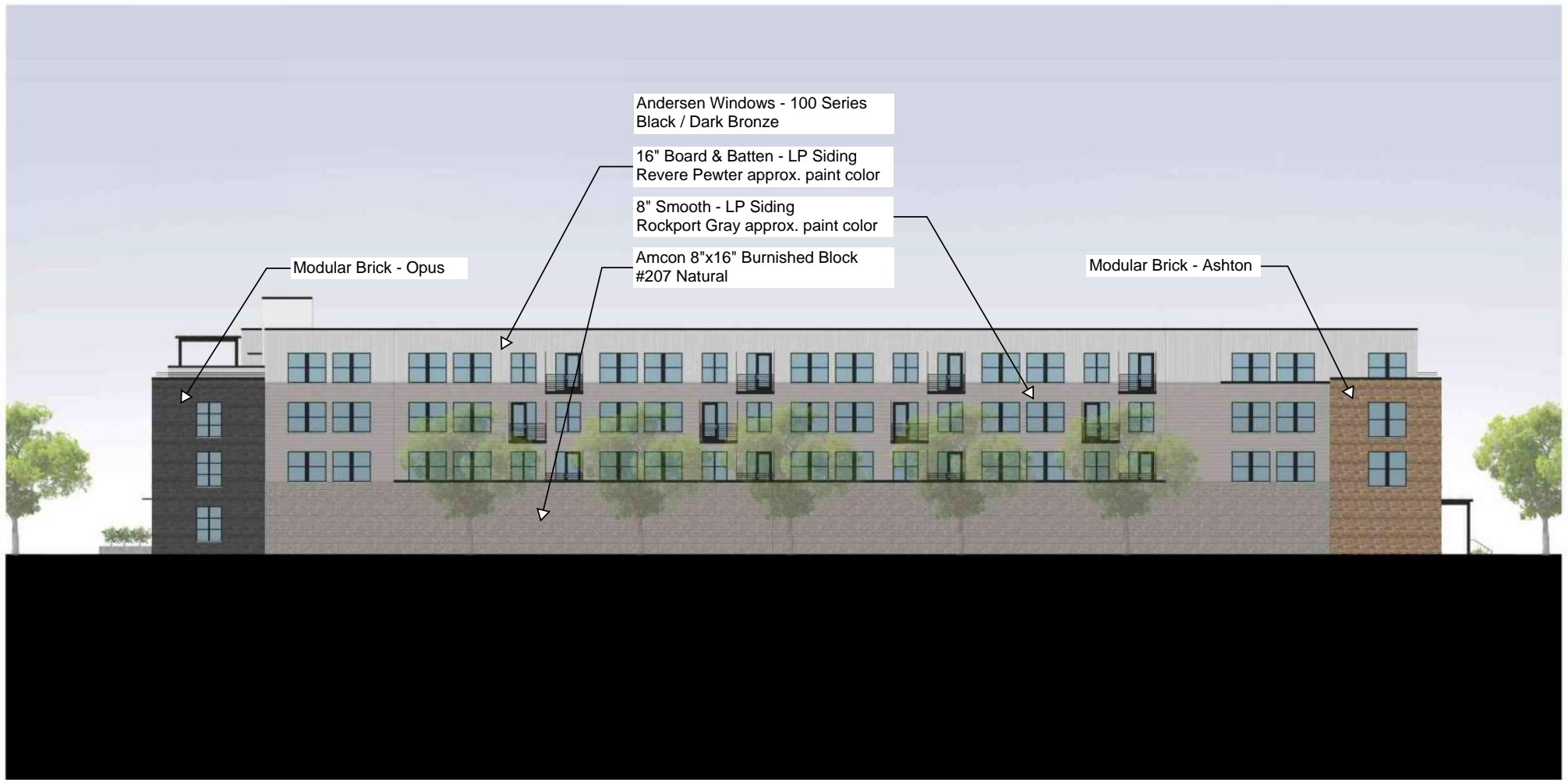
Renaissance Zone Program - Project Location Map





0 30
Scale in Feet

DRAWING TYPE EXHIBIT	CHECKED / APPROVED MFH MAG	SHEET 1 2
PREPARED BY EJ	DATE DEC 2019	DRAWING EX1
PROJECT NUMBER 00190-2019-016		



N ELEVATION

EAST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



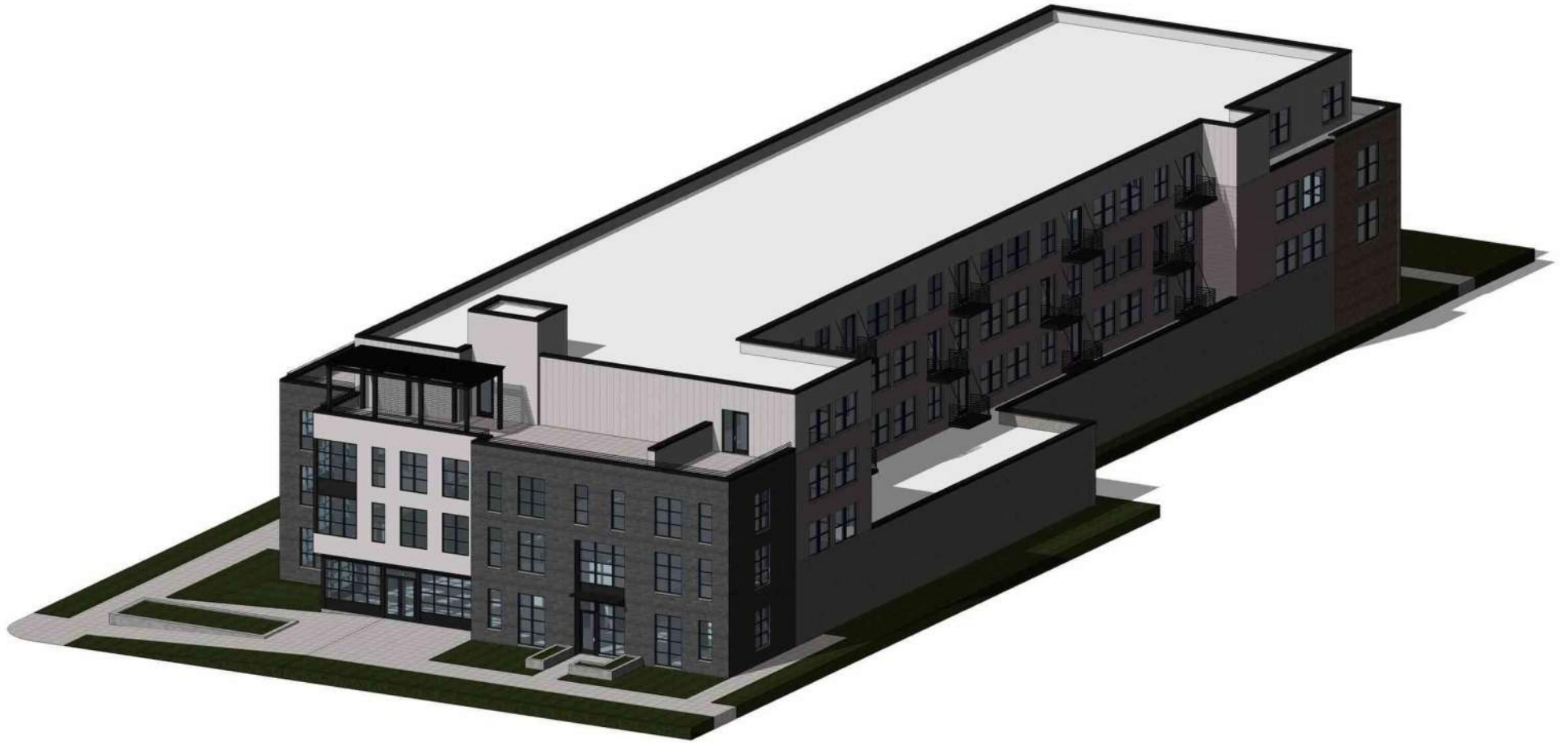
W ELEVATION

EAST HOUSING AVENUE A

BISMARCK, ND

DEC 2019





PERSPECTIVE

EAST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

LANDERGROUP
urban development

EAPC
ARCHITECTS ENGINEERS



PERSPECTIVE

EAST HOUSING AVENUE A

BISMARCK, ND

DEC 2019

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urban development

EAPC
ARCHITECTS ENGINEERS



From SE corner of Ave A



From SW corner of Ave A

EAST HOUSING SITE³⁷ - AVENUE A

Ashton



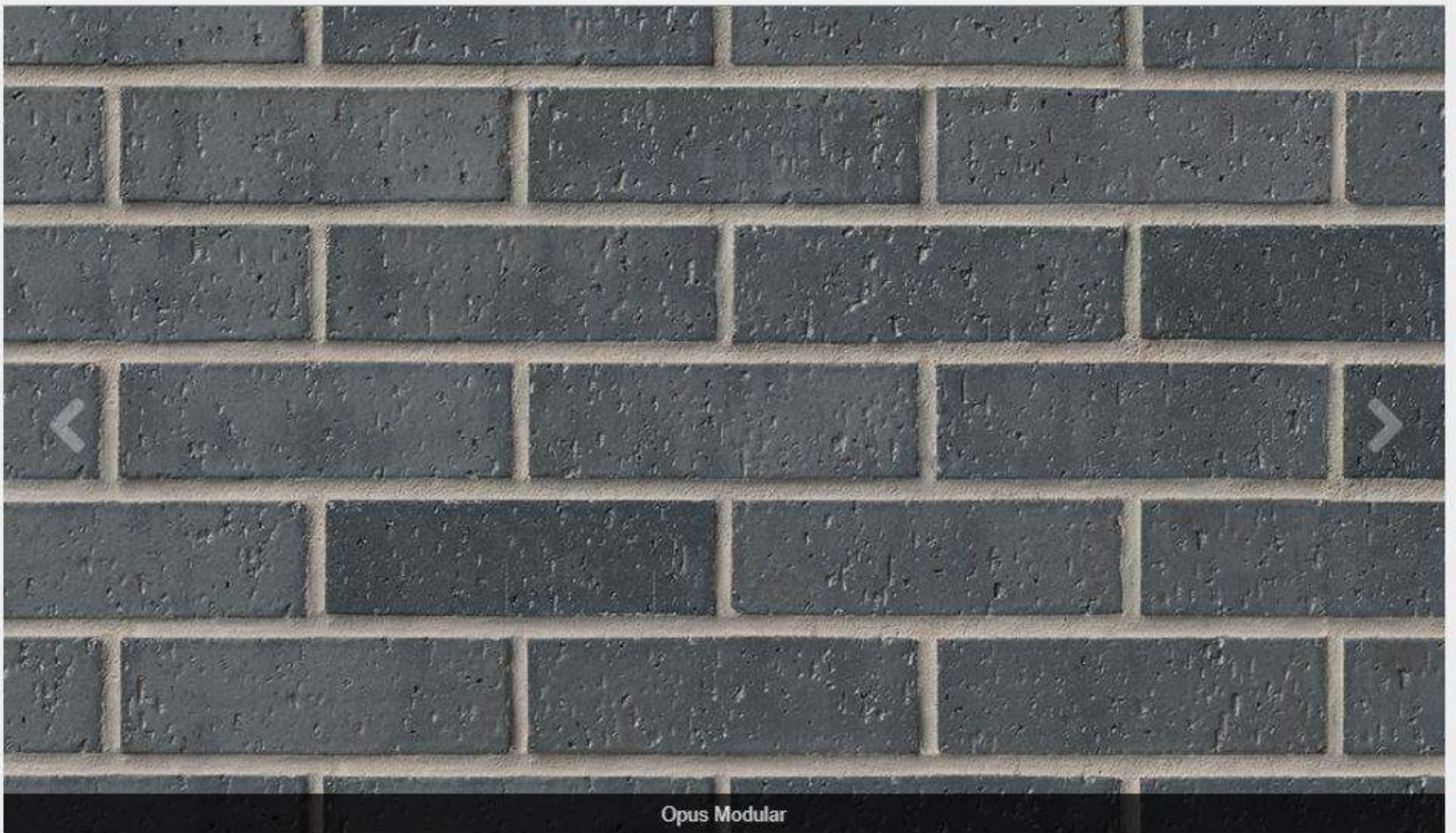
Velour Modular

← Browse More Brick Colors

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MODULAR

Opus



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MODULAR

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Siding texture plays a big role in a home's curb appeal. That's why LP® SmartSide® Trim & Siding is available in traditional cedar and smooth finishes that are both built with engineered wood strand technology. So whether you're building a traditional craftsman or a modern masterpiece, you'll be able to deliver the same advanced durability and longer lasting beauty.



CEDAR TEXTURE LAP



SMOOTH FINISH LAP

Specifications: LP® SmartSide® Lap Siding

SMOOTH FINISH LAP (FIBER)

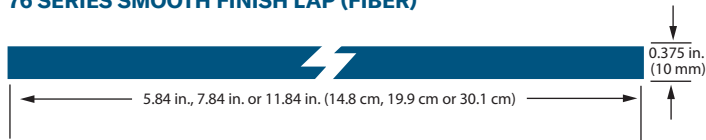
A TRADITIONAL, SUBTLE LOOK

- Traditional look that accentuates the architectural features of any home
- Smooth finish for a clean appearance
- Pre-primed for exceptional paint adhesion
- 16’ length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate



Smooth finish

76 SERIES SMOOTH FINISH LAP (FIBER)



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
76 Series Smooth Finish Lap (fiber)	16 ft. (192 in.)(4.9 m)	5.84 in. (14.8 cm)	0.375 in. (10 mm)	25919	2 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (19.9 cm)	0.375 in. (10 mm)	25920	2 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (30.1 cm)	0.375 in. (10 mm)	25921	2 PSF

OUTLINE YOUR VISION

LP® SmartSide® Trim & Fascia are the finishing touch that's the first to get noticed. With its smooth finish or deep cedar-grain texture and variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide Trim is a must-have product for when you want your craftsmanship to stand out on any home, shed or light commercial building.



CEDAR TEXTURE TRIM



REVERSIBLE TRIM



**NEW SMOOTH FINISH
STRAND TRIM**

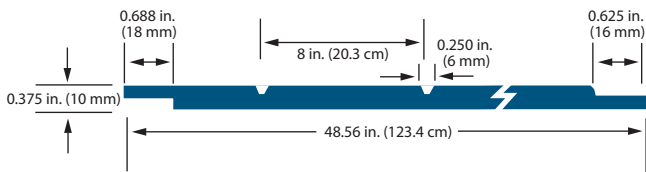
Specifications: LP® SmartSide® Panel Siding

SMOOTH FINISH PANEL (FIBER)

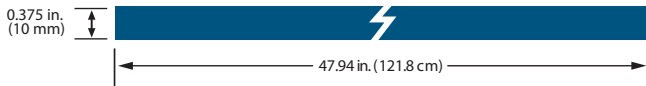
DESIGNED FOR EASE AND PERFORMANCE

- The shiplap edge makes it easier to install
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Smooth finish
- Treated engineered wood fiber substrate

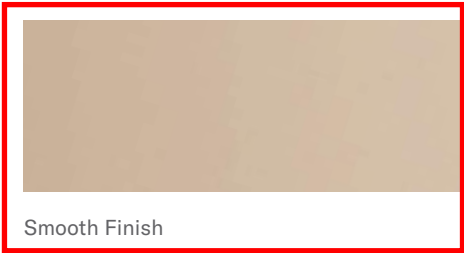
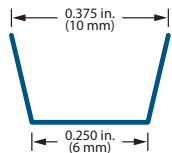
76 SERIES SMOOTH FINISH PANEL 8" O.C. (FIBER)



76 SERIES SMOOTH FINISH SIDING PANEL AND SOFFIT - SQUARE EDGE (FIBER)



GROOVE DETAIL



For Board & Batten
with Smooth Trim

DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
76 Series Smooth Finish Panel 8" o.c. (fiber)	8 ft. (96 in.)(2.4 m)	8 in. o.c.	1/4 in. (6 mm)	48.56 in. (123.4 cm)	0.375 in. (10 mm)	25932	2 PSF
76 Series Smooth Finish Panel 8" o.c. (fiber) with slip sheets	8 ft. (96 in.)(2.4 m)	8 in. o.c.	1/4 in. (6 mm)	48.56 in. (123.4 cm)	0.375 in. (10 mm)	39051	2 PSF
76 Series Smooth Finish Siding Panel and Soffit - Square Edge (fiber)	8 ft. (96 in.)(2.4 m)	No Groove	N/A	47.94 in. (121.8 cm)	0.375 in. (10 mm)	25930	2 PSF
	9 ft. (108 in.)(2.7 m)	No Groove	N/A	47.94 in. (121.8 cm)	0.375 in. (10 mm)	25931	2 PSF

BURNISHED BLOCK COLOR PALETTE



COLORED SERIES



207 NATURAL



210 RUSTSTONE



302 SHADOW



309 FUDGE



316 CAMEL



310 WALNUT



311 GOLDLEAF



315 CLAY BUFF



317 TANGERINE



324 LILAC



326 OAK



342 HOPPS



349 EXPRESSO



357 HERSHEY



358 BRICK RED



361 BERRY



398 CEDAR



412 TERRA COTTA



418 SANTA FE



618 SANDSTONE

Note: All colors are representative only. For color selection, always request a full size sample. All colors shown are available in burnished and rockface finishes. Other colors are available upon request.



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STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.



See how Andersen created Fibrex material at andersenwindows.com/fibrex

ENERGY-EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.



COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel**.

On 100 Series products, **the finish is 12X thicker than that of painted vinyl windows**** resulting in superior scratch resistance so they'll look beautiful for years to come.

ADVANCED CRAFTSMANSHIP

100 Series products feature **virtually seamless corners** for a cleaner, more contemporary look.



100 Series sash corner seam



Vinyl sash corner seam

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner**. So it can add real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products

COLOR OPTIONS

EXTERIOR COLORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows.



White

Sandtone

Terratone

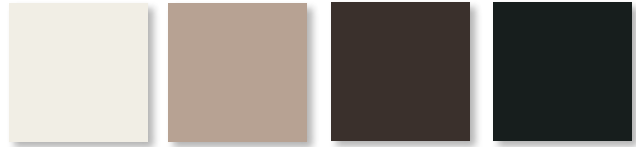


Dark Bronze

Black

INTERIOR COLORS

100 Series windows and patio doors feature a premium matte finish inside for an attractive appearance.



White

Sandtone*

Dark Bronze*

Black*

HARDWARE OPTIONS

WINDOWS

Single-Hung & Gliding



Lock

Lift/Pull (Optional)

Lock automatically engages when window is closed.
Hardware color matches the window's interior. Shown in white.

Optional Slim Line Metal Hardware



Lock

Antique Brass | Black | **Dark Bronze** | Sandtone | Satin Nickel | White

Casement & Awning



Antique Brass | Black | Dark Bronze | Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

PATIO DOORS

Tulsa Hardware



Exterior

Interior

Exterior handle matches exterior door color. Shown in dark bronze.

Interior handle matches interior door color. Shown in white.

Optional Afton Hardware



Exterior

Interior

Antique Brass | Bright Brass
Black | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security.
Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position.
Exterior keyed lock also available.

Bold names denotes finish shown.

Wireless open/close sensors are available. Visit andersenwindows.com/connect to learn more.

BISMARCK RENAISSANCE ZONE PROGRAM - PROJECT STATUS

TRAKIT ID	State ID	Applicant	Street Address	Project Type	Status	RZA Hearing	Commission Review	State Approval	Completion Date	Proposed Investment	Verified Actual Investment	Initial Building Value	Estimated Building Value w/Investment
	001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Improve	Completed	12/10/02	12/17/02	01/02/03	12/01/03	\$44,366	\$66,397	\$77,000	\$150,000
	002-B	Dakota Building Partnership	501 East Main Avenue	Purchase w/ Improve	Completed	01/06/03	01/07/03	02/26/03	01/31/07	\$300,000	\$284,195	\$444,200	\$540,000
	003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Improve	Completed	02/07/03	02/11/03	04/21/03	12/31/07	\$600,000	\$618,111	\$500	\$500,000
	004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	07/14/03	07/22/03	09/25/03	12/01/03	N/A	N/A	N/A	N/A
	005-B	John & Barbara Grinstein	200 North Mandan Street	Purchase	Completed	10/07/03	10/14/03	10/16/03	10/17/03	\$5,000	N/A	\$43,300	\$77,500
	006-B	Woodmansee's	114 North 4th Street	Rehabilitation	Completed	10/30/03	11/15/03	11/21/03	01/26/05	\$125,000	\$129,333	\$49,900	\$120,000
	007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/19/05	\$601,600	\$734,707	\$371,200	\$1,455,000
	008-B	Northland Financial	207 East Front Avenue	Lease	Completed	11/19/03	11/25/03	12/03/03	09/16/04	N/A	N/A	N/A	N/A
	009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	11/19/03	11/25/03	12/03/03	01/20/05	\$329,150	\$378,013	\$142,300	\$840,000
	010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/15/03	12/16/03	12/29/03	10/26/05	\$2,256,624	\$2,400,776	\$2,508,200	\$4,408,200
	011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	03/03/04	03/23/04	03/29/04	06/30/05	\$298,840	\$409,846	\$151,300	\$420,000
	012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	05/25/04	05/25/04	06/04/04	12/06/05	\$85,000	\$103,455	\$49,900	\$125,000
	013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	08/10/04	08/10/04	08/18/04	06/22/05	\$208,814	\$263,473	\$173,500	\$275,000
	014-B	Daryl Rosenau & Clarence Saylor	225 West Broadway Avenue	Purchase	Completed	02/07/05	02/08/05	02/16/05	12/26/07	\$69,550	\$70,002	\$167,000	\$182,500
	015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	11/15/04	12/14/04	02/16/05	09/15/06	\$750,000	\$698,396	\$500,000	\$900,000
	016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	03/02/05	03/08/05	03/22/05	08/24/05	\$128,000	N/A	N/A	N/A
	017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	09/20/04	03/08/05	03/22/05	07/30/05	\$200,000	\$191,898	\$20,100	\$200,000
	019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	08/25/05	09/13/05	09/21/05	07/01/06	\$168,000	\$298,372	\$410,400	\$450,000
	020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	09/21/05	09/27/05	10/04/05	08/01/09	\$3,100,000	\$2,301,478	\$809,500	\$2,000,000
	021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	04/01/06	N/A	N/A	N/A	N/A
	022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	01/12/06	01/24/06	02/03/05	03/13/06	N/A	N/A	N/A	N/A
	023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$190,900	\$227,295	\$312,700	\$345,000
	024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	01/12/06	02/14/06	02/16/06	12/01/06	\$215,223	\$233,855	\$0	\$250,000
	025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	01/12/06	02/14/06	02/16/06	12/27/07	\$71,612	\$91,672	\$247,000	\$320,000
	026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	04/13/06	04/25/06	05/05/06	12/04/06	N/A	N/A	N/A	N/A
	027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	05/23/06	05/23/06	05/30/06	10/20/06	\$40,000	\$50,292	\$47,800	\$75,000
	028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	05/23/06	05/23/06	05/30/06	07/01/06	N/A	N/A	N/A	N/A
	029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	07/24/06	07/25/06	08/02/06	09/14/06	\$100,000	N/A	N/A	N/A
	030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	10/09/06	10/10/06	12/05/06	12/17/07	\$3,020,590	\$2,370,152	\$0	\$3,200,000
	031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	02/05/07	02/13/07	02/20/07	01/30/08	\$250,000	\$407,003	\$1,095,900	\$1,400,000
	032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/19/07	08/01/07	N/A	N/A	N/A	N/A
	033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	04/02/07	04/10/07	04/24/07	08/01/07	N/A	N/A	N/A	N/A
	034-B	Larson Latham Heuttie LLP	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
	035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	05/14/07	05/22/07	06/08/07	07/01/07	N/A	N/A	N/A	N/A
	036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
	037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
	038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
	039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	06/20/07	06/26/07	07/11/07	08/01/07	N/A	N/A	N/A	N/A
	040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Improve	Completed	09/04/07	09/11/07	10/30/07	05/21/08	\$137,500	\$142,050	\$166,800	\$300,000
	041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	11/14/07	12/18/07	12/27/07	06/12/08	N/A	N/A	N/A	N/A
	044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	11/14/07	12/18/07	01/11/08	10/01/08	\$136,836	\$176,955	\$184,400	\$263,500
	045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	12/05/07	12/18/07	01/22/08	01/29/09	\$238,000	\$167,894	\$803,100	\$1,047,600
	046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	02/21/08	03/11/08	03/19/08	07/14/08	N/A	N/A	N/A	N/A
	047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	04/18/08	05/13/08	05/28/08	07/01/09	\$200,000	\$243,344	\$372,300	\$600,000
	048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	04/18/08	05/13/08	05/28/08	06/27/08	N/A	N/A	N/A	N/A
	049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/15/08	\$25,000	\$23,375	\$103,100	\$130,000
	050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	05/12/08	05/27/08	06/12/08	12/01/09	\$2,500,000	\$3,193,260	\$1,154,600	\$2,654,600
	052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	10/08/08	10/22/08	11/04/08	04/01/09	N/A	N/A	N/A	N/A
	053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	03/11/09	03/24/09	04/21/09	10/21/09	\$258,720	\$199,620	\$80,700	\$420,000
	054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehabilitation	Completed	05/13/09	05/26/09	06/03/09	01/20/11	\$2,145,500	\$1,335,670	\$576,100	\$1,900,000
	055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/01/09	N/A	N/A	N/A	N/A
	056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	10/15/09	N/A	N/A	N/A	N/A
	057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	06/10/09	06/23/09	07/07/09	09/05/09	N/A	N/A	N/A	N/A
	058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Improve	Completed	06/10/09	06/23/09	06/25/09	11/01/10	\$245,284	\$246,603	\$231,100	\$350,000
	060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Improve	Completed	10/14/09	10/27/09	11/25/09	06/17/10	\$727,000	\$620,109	\$437,680	\$843,500
	061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
	062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
	063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
	064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	06/21/10	N/A	N/A	N/A	N/A
	065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	11/12/09	11/24/09	12/03/09	07/01/10	N/A	N/A	N/A	N/A
	066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	12/09/09	12/22/09	01/10/10	07/16/10	\$180,000	\$295,896	N/A	N/A
	067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	12/09/09	12/22/09	01/10/10	09/08/10	\$1,136,650	\$837,783	\$1,251,000	\$1,818,000
	068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Improve	Completed	01/13/10	01/26/10	02/12/10	10/25/10	\$120,000	\$161,746	\$294,400	\$437,000
	069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	02/10/10	02/23/10	03/02/10	07/13/10	\$75,000	\$140,000	N/A	N/A

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	070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	02/10/10	02/23/10	03/02/10	03/11/10	N/A	N/A	N/A	N/A
	071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	06/09/10	06/22/10	07/02/10	11/01/10	N/A	N/A	N/A	N/A
	072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	10/19/10	10/26/10	11/10/10	12/01/10	N/A	N/A	N/A	N/A
	073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	10/13/10	10/26/10	11/10/10	10/24/11	\$300,000	N/A	N/A	N/A
	074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	10/19/10	10/26/10	11/10/10	02/01/11	N/A	N/A	N/A	N/A
	075-B	American Bank Center	401 North 4th Street	New Construction	Completed	10/19/10	10/26/10	11/10/10	10/15/12	\$3,200,000	\$3,046,296	\$125,000	\$3,500,000
	076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	01/12/11	01/25/11	02/07/11	02/21/11	\$60,000	N/A	N/A	N/A
	077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	03/09/11	03/22/11	04/17/11	08/24/11	\$20,000	\$45,433	\$68,200	\$120,000
	080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	06/08/11	06/28/11	08/10/11	02/01/15	\$27,000,000	\$23,947,483	\$175,000	\$23,500,000
	081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	07/12/11	07/26/11	08/10/11	01/15/14	\$3,100,000	\$3,535,146	\$243,500	\$3,000,000
	082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	07/12/11	07/26/11	08/10/11	11/07/13	N/A	N/A	N/A	N/A
	083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	02/21/12	02/28/12	03/12/12	11/15/12	\$350,000	\$569,954	\$113,500	\$265,000
	084-B	Broadway Centre, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	02/28/12	03/12/12	07/31/14	N/A	N/A	N/A	N/A
	085-B	Pine Properties, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	086-B	Pine Investment Company, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	087-B	Pine Enterprises, LLC	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	088-B	Pine Petroleum, Inc.	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	089-B	Pine Oil Company	100 West Broadway Avenue	Lease	Completed	02/21/12	03/27/12	05/14/12	07/31/14	N/A	N/A	N/A	N/A
	090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	07/17/12	07/24/12	07/26/12	02/07/13	\$89,000	\$95,402	\$117,800	\$197,000
	091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	07/17/12	07/24/12	07/26/12	02/07/13	N/A	N/A	N/A	N/A
	092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	08/21/12	08/28/12	08/29/12	09/01/12	N/A	N/A	N/A	N/A
	095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	11/20/12	11/27/12	01/09/13	01/01/15	N/A	N/A	N/A	N/A
	096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	01/15/13	01/22/13	02/21/13	09/01/13	N/A	N/A	N/A	N/A
	097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	06/18/13	06/25/13	06/27/13	10/01/13	N/A	\$73,514	N/A	N/A
	098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	06/18/13	06/25/13	06/27/13	12/20/13	\$72,421	\$93,607	\$41,300	\$90,000
	099-B	Arikota, LP (United Printing)	306 South 1st Street	New Construction	Completed	06/18/13	06/25/13	09/18/13	11/17/17	\$3,000,000	\$3,166,484	\$0	\$2,000,000
	100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	08/20/13	08/27/13	01/14/14	05/16/14	\$55,000	N/A	N/A	N/A
	101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	09/17/13	09/24/13	09/25/13	06/14/14	\$490,051	\$412,637	\$212,400	\$550,000
	102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	09/17/13	09/24/13	09/25/13	10/23/13	\$28,500	\$35,814	N/A	N/A
	103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	10/15/13	10/22/13	11/15/13	03/03/16	\$704,226	\$859,156	\$418,700	\$450,000
	104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	03/18/14	03/26/14	04/02/14	12/10/14	\$300,000	N/A	N/A	N/A
	105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/12/14	\$248,000	N/A	N/A	N/A
	106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	04/15/14	04/22/14	05/29/14	12/04/14	\$558,403	N/A	N/A	N/A
	107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	05/20/14	05/27/14	05/28/14	06/15/14	N/A	N/A	N/A	N/A
	108-B	George Yineman/Bismarck Realty Co.	113 South 5th Street	Lease	Completed	10/22/14	10/28/14	11/06/14	01/01/15	\$17,100	\$20,365	N/A	N/A
	109-B	William F. Cleary	100 West Broadway Avenue, Suite 308	Primary Residential	Completed	11/18/14	11/25/14	12/15/14	12/17/14	N/A	N/A	\$0	N/A
RZ2014-001	110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Improve	Completed	01/20/15	01/27/15	03/08/14	02/11/16	\$246,035	\$258,513	\$190,300	\$400,000
RZ2015-001	111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Completed	02/17/15	02/24/15	03/27/15	09/24/15	N/A	N/A	N/A	N/A
RZ2015-002	112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	03/17/15	03/24/15	04/20/15	06/30/15	\$28,000	N/A	N/A	N/A
RZ2015-003	113-B	Leon 'Curly' Schoch	100 West Broadway Avenue, Suite 311	Primary Residential	Completed	04/30/15	05/12/15	06/03/15	06/10/15	N/A	N/A	\$0	N/A
RZ2015-004	114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	04/30/15	05/12/15	07/20/15	07/23/15	\$25,000	N/A	N/A	N/A
RZ2015-006	115-B	Rick and Lori Lee	100 West Broadway Avenue, Suite 318	Primary Residential	Completed	05/19/15	05/26/15	06/30/15	07/01/15	N/A	N/A	\$0	N/A
RZ2015-005	116-B	Kevin D. Reisenauer	100 West Broadway Avenue, Suite 309	Primary Residential	Completed	04/30/15	05/12/15	08/11/15	08/11/15	N/A	N/A	\$0	N/A
RZ2015-007	117-B	100 West Main, LP	100 West Main Avenue	New Construction	Completed	09/15/15	09/22/15	11/23/15	02/02/18	\$5,206,732	\$5,677,613	\$20,000	\$3,000,000
RZ2015-008	118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Completed	11/17/15	11/24/15	04/25/16	04/25/16	\$140,000	N/A	N/A	N/A
RZ2015-009	119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Improve	Completed	12/15/15	12/22/15	02/11/16	08/01/18	\$100,000	\$125,140	\$130,200	\$360,000
RZ2016-001	120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Completed	06/21/16	06/28/16	07/20/16	03/31/17	\$600,000	N/A	N/A	N/A
RZ2016-002	121-B	Steven and Carl Hall	100 West Broadway Avenue, Suite 310	Primary Residential	Completed	10/18/16	10/25/16	11/16/16	11/16/16	N/A	N/A	\$0	N/A
RZ2017-005	122-B	NoodleZip	208 East Main Avenue	Lease	Completed	02/09/17	02/28/17	03/17/17	07/21/17	\$62,000	\$63,950	N/A	N/A
RZ2017-007	123-B	Mark Ruhland	101 West Broadway Avenue, Suite 302	Primary Residential	Completed	06/08/17	06/27/17	08/01/17	08/01/17	N/A	N/A	\$0	N/A
RZ2017-009	124-B	701 Roots LLC	201 West Main Avenue	Rehabilitation	Completed	07/13/17	07/25/17	08/02/17	08/02/18	\$600,000	\$646,351	\$827,600	\$1,427,600
RZ2017-010	125-B	Active Life Chiropractic, PC	201 West Main Avenue	Lease	Completed	07/13/17	07/25/17	08/02/17	08/02/18	N/A	N/A	N/A	N/A
RZ2017-012	126-B	Harvester Truck Shop, LLC	122 North Mandan Street	Rehabilitation	Completed	08/10/17	08/22/17	08/28/17	08/29/18	\$590,000	\$633,413	\$349,400	\$1,000,000
RZ2017-011	127-B	Proximal 50, Inc	122 North Mandan Street	Lease	Completed	08/10/17	08/22/17	08/28/17	08/29/18	N/A	N/A	N/A	N/A
RZ2017-006	128-B	Traci and Bruce Maragos	100 West Broadway Avenue, Suite 306	Primary Residential	Completed	04/13/17	04/25/17	09/19/17	09/19/17	N/A	N/A	\$0	N/A
RZ2017-008	129-B	Lester and Patricia Neff	102 West Broadway Avenue, Suite 320	Primary Residential	Completed	06/08/17	06/27/17	09/26/17	09/26/17	N/A	N/A	\$0	N/A
RZ2017-014	130-B	Butterhorn, Inc	210 East Main Avenue	Lease	Completed	09/14/17	09/26/17	10/03/17	05/11/18	\$860,000	\$492,641	N/A	N/A
RZ2017-013	131-B	Advanced Skin Support, LLC	401 East Broadway Avenue	Lease	Completed	09/14/17	09/26/17	10/18/17	01/12/18	\$300,000	N/A	N/A	N/A
RZ2017-016	132-B	Rolf Eggers	112 North 4th Street	Purchase w/ Improve	Approved	10/12/17	10/24/17	10/30/17		\$127,700	Pending	\$220,400	\$350,000
RZ2017-017	133-B	Boutique Twenty-Three, LLC	201 West Main Avenue	Lease	Completed	10/12/17	10/24/17	10/30/17	08/11/18	\$50,000	N/A	N/A	N/A
RZ2017-019	134-B	The Barbers Wife, LLC	401 East Broadway Avenue	Lease	Completed	11/09/17	11/27/17	12/04/17	08/07/18	N/A	N/A	N/A	N/A
RZ2017-020	135-B	Anima Cucina, LLC	101 North 5th Street	Lease	Completed	12/14/17	12/26/17	01/12/18	10/30/18	\$222,244	N/A	N/A	N/A
RZ2018-002	136-B	Invision Property, LLP	815 East Main Avenue	Rehabilitation	Completed	02/08/18	02/27/18	10/14/19	04/26/19	\$968,000	\$999,446	\$426,500	\$1,000,000
RZ2018-003	137-B	The Craftcade, LLC	405 North 4th Street	Lease	Completed	03/08/18	03/27/18	04/11/18	05/15/19	\$215,000	\$227,267	N/A	N/A

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RZ2018-004	138-B	Soul Haven Studios, LLP	209 West Main Avenue	Lease	Completed	11/08/18	11/27/18	12/05/18	06/25/19	\$250,000	N/A	N/A	N/A
RZ2017-018	139-B	Schuett Development, LLC	420 East Main Avenue	Purchase w/ Improve	Approved	11/09/17	12/18/18	12/20/18		\$7,182,725	Pending	\$5,509,100	\$7,275,000
RZ2019-001	140-B	Todd Neff	100 West Broadway Avenue, Suite 316	Primary Residential	Completed	04/11/19	04/23/19	04/26/19	04/26/19	N/A	N/A	\$0	N/A
RZ2018-005	141-B	630 Main Apartments	630 East Main	New Construction	Approved	01/10/19	02/26/19	05/01/19		\$8,200,000	Pending	\$0	\$8,200,000
RZ2019-002	142-B	Brick Oven Bakery, LLC	112 North 4th Street	Lease	Approved	05/09/19	05/28/19	06/10/19		\$127,700	N/A	N/A	N/A
RZ2019-003	143-B	First Street Lofts	215 S 1st Street	New Construction	Approved	06/13/19	06/25/19	06/27/19		\$7,700,000	Pending	\$186,800	\$7,700,000
										\$94,677,596	\$65,138,651	\$22,652,680	\$93,382,000